

S-16-2008
West Valley Pavillion Subdivision
5600 West Parkway Blvd.
C-2 & RM Zones
7 Lots & Remainder Parcel
34.6 Acres

BACKGROUND:

Chris Hudon, of CLC Associates, representing the property owner, is requesting preliminary and final plat approval for the West Valley Pavillion Subdivision. The subject property is located on the northwest corner of 5600 West Parkway Boulevard.

ISSUES:

The proposed subdivision is being requested in order to divide the existing property into various commercial building lots. A remainder parcel will also be created to the west for future residential development. The subdivision plat will provide dedication along Parkway Boulevard and will also accomplish the dedication a new City street that will divide the commercial uses from the future residential uses to the west.

Access will be gained by 5600 West, Parkway Blvd., and from the new City street to the west. The developer will be responsible to coordinate access from 5600 West with UDOT. This matter will be resolved as part of the conditional use permit. As required during the rezone application and conditional use process, the developer will be required to submit a traffic study. The study will need to account for all of the land uses within the entire subdivision boundary

The lot configurations have been established to accommodate various commercial buildings and uses. To date, the Planning Commission has evaluated lot 1 and 2 regarding the Winco development. The remaining lots will be evaluated as conditional use applications in the future.

The subdivision is located within the 5600 West Overlay Zone. As such, all development will comply with the landscaping, streetscape and architectural requirements set forth in section 7-22-400, of the West Valley City Code. As future development will undergo a conditional use process, those ordinances will be evaluated by the Planning Commission.

A 10' trail system with a 5-foot parkstrip will be required along the north side of Parkway Boulevard and on one side of the new City road to the west. The other side of the City road will have a 5-foot sidewalk and a 5-foot parkstrip. The design of this roadway will be coordinated with staff and the City Engineering Division.

During the study session, a question was asked about the bridge over the Riter Canal. Although the new City street will align with the right-of-way in the CABCO Subdivision to the north, a decision regarding the bridge has yet to be reached. The question is not whether a bridge will be built, but when and by whom and who will pay for it. The property upon which the bridge would be constructed is not within the boundary of this plat, or the owner of the CABCO Subdivision to the north. City staff has already begun the process to determine what the best approach will be to make this connection.

Staff and agency comments have or will be more thoroughly addressed as part of the conditional use and/or permitted use processes. The subdivision plat will contain easements and other information applicable to the division of property.

STAFF ALTERNATIVES:

1. Approve the West Valley Pavillion Subdivision subject to a resolution of staff and agency comments.
2. Continue the application in order for the developer to address the Planning Commissions concerns.

Applicant:

Chris Hudon
420 E. South Temple
Salt Lake City, UT 84111

Discussion: Steve Lehman presented the application. Commissioner Clayton asked if any progress has been made on building the bridge and if there is any way to push this project forward. Mr. Lehman explained that options are being investigated and coordinated with the applicants and attorneys. He added that WinCo will require a traffic report and this may generate more information. Commissioner Clayton stated that from his experience in a financial field, it is routine for a City to aggressively force the applicant to resolve a problem like this. Nicole Cottle stated that this is illegal and is not something West Valley City condones. Chairman Woodruff asked the applicant, Chris Hudon, what his feeling is toward the building of this bridge. Mr. Hudon stated that there is economic value in the project and added that if the City can move forward with a reasonable solution, his company will be willing to participate.

Commissioner Matheson questioned why the southern lots are not rectangular. Mr. Hudon explained that a roadway connection is being proposed at this location and a couple lots will be circulated around this potential roadway.

There being no further discussion regarding this application, Chairman Woodruff called for a motion.

Motion: Commissioner Fuller moved for approval.

Commissioner Matheson seconded the motion.

Roll call vote:

Commissioner Clayton	Yes
Commissioner Davis	Yes
Commissioner Fuller	Yes
Commissioner Matheson	Yes
Chairman Woodruff	Yes

Unanimous – S-16-2008– Approved